

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

March 3, 2015 / March 10, 2015
11:00 A.M. Lake Superior Room/Forum, 1st Floor
Michigan Library and Historical Center

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AWARD OF CONSTRUCTION CONTRACT

1. DEPARTMENT OF CORRECTIONS, MUSKEGON – Muskegon Correctional Facility – Vocational Welding Program Renovation
File No. 472/13418.SMD - Index No. 48700 - Contract No. Y15120
Recommended Firm: Pearson Construction Company, Inc. Benton Harbor, Michigan; \$584,000.00

Description and Justification

The purpose of this construction contract is to renovate the existing vocational area to convert it from an auto repair to welding training. The project will provide the required facilities to train inmates for a trade.

Funding Source

100% Agency Operating

2. DEPARTMENT OF NATURAL RESOURCES, MONROE – Bolles Harbor BAS – BAS Re-Paving
File No. 751/09295.CAK - Index No. 99058, 59010 - Contract No. Y15119
Recommended Contract Award: Antler Construction, Inc., Canton; \$678,239.00

Description and Justification

The purpose of this contract is to repair deteriorated areas of the parking lot and the entrance drive. This will include asphalt paving, concrete curb walls, storm sewer structures and piping, rain gardens/bio-swale and landscaping. This work is necessary to reduce the site's maintenance costs and improve user safety. The storm sewer, rain gardens, and landscaping will improve the quality of storm water leaving the site.

Funding Source

100% Waterways Funds

MODIFICATION TO ISID ASSIGNMENT

3. DEPARTMENT OF ENVIRONMENTAL QUALITY, LINDEN – Broad and Bridge Site – Remedial Investigation Services
File No. 761/14285.SAR - Index No. 44801 - Contract No. Y14375

Environmental Consulting & Technology, Inc.; Lansing; Modification No. 1,
Increase \$243,629.65
ISID No. 00468 - Assignment No. 1

Description and Justification

The purpose of this modification is to expand the interim response activities at this site. The original assignment was to obtain samples of air, soil and groundwater as part of an investigation into effective mitigation of exposure risks and implementation of interim response and correction. The tasks defined for the additional work include technical support, repairs, system modifications and enhancement, permitting, and routine maintenance through December of 2016. The work is needed to protect public health, safety, welfare and the environment and comply with the environmental regulations.

Funding Source

100% Refined Petroleum Funds

Base Contract	\$85,276.21	Purpose of this assignment is to provide professional environmental investigation services. Approved Director's Agenda – 8/15/2014
Modification No.	\$243,629.65	See Justification Above
Total Contract	\$328,905.86	

MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS

4. DEPARTMENT OF ENVIRONMENTAL QUALITY, COHOCTAH – The Pit Stop Site – Remedial Investigation
File No. 761/11208.SAR - Index No. 44801 - Contract No. Y11138
AECOM of Michigan, P.C. (Formerly STS Consultants, Ltd.), Lansing;
Modification No. 3, Increase \$81,940.36

Description and Justification

The purpose of this modification is to provide additional environmental services for sampling and evaluation. A total of 353 tons of contaminated soil have been removed from the site, but additional sampling and monitoring is needed. The professional will conduct twelve quarterly groundwater sampling events, evaluate the contamination and prepare the necessary reports. The work is needed to protect public health, safety, welfare and the environment and comply with the environmental regulations.

Funding Source

100% Refined Petroleum Funds

Base Contract	\$89,313.29	Purpose of this contract is to provide environmental investigation services. Approved Director's Agenda – 4/29/2011
Modification No. 1	\$4,963.77	Purpose of this modification is to provide additional environmental

		services for evaluating remedial options. It was concluded that additional diagrams are needed to effectively demonstrate the distribution of contaminants. Approved Director's Agenda – 1/25/2013
Modification No. 2	\$82,622.75	Purpose of this modification is to provide additional environmental services for evaluating remedial options. Approved Director's Agenda – 4/5/2013
Modification No. 3	\$81,940.36	See Justification Above
Total Contract	\$258,840.17	

REVISIONS TO CONSTRUCTION CONTRACTS

5. DEPARTMENT OF CORRECTIONS, Coldwater – Lakeland Correctional Facility
 – Window Replacement
 File No. 472/13379.SMD - Index No. 45730 - Contract No. Y14358
 Contractor: Pranam GlobalTech, Inc., Livonia; CCO No. 1, Increase \$446,000.00

Description and Justification

The purpose of this construction change order is to include windows that were originally scheduled for replacement within buildings A, D, and E but deleted due to budget issues. Current funding allows these windows to be replaced at the costs determined in the original bidding, fully implementing the project.

Funding Source

100% Agency Operating Funds

Base Contract	\$647,000.00	Purpose of this contract is to replace original steel sash windows. Approved Ad Board Agenda – 06/25/2014
Change Order No. 1	\$446,000.00	100% Scope Change See Justification Above
Total Contract	\$1,093,000.00	

6. DEPARTMENT OF NATURAL RESOURCES, BELLE ISLE – Belle Isle
 Conservatory, Aquarium, and Casino – Heating System Improvements
 File No. 751/14268.SMD - Index No. 59715 - Contract No. Y15036
 Allied Building Service, Detroit, Michigan; CCO No. 2, Increase \$312,198.78

Description and Justification

The purpose of this change order is to replace the existing boilers. The original intent of the project was to reuse the existing boilers, however, it has been determined that the

boilers do not function adequately to heat the Casino. The Casino is used for many public functions.

Funding Source

100% Agency Operating Funds

Base Contract	\$49,435.00	Purpose of this assignment is to provide professional design/build services for the evaluation, repair, modification, and or replacement work for the existing boilers. Approved Director's Agenda – 10/24/2014
Change Order No. 1	\$168,678.35	100% Scope Change Approved Director's Agenda – 1/30/2015
Change Order No. 2	\$312,198.78	100% Scope Change See Justification Above
Total Contract	\$530,312.13	

7. DEPARTMENT OF ENVIRONMENTAL QUALITY, BALDWIN – Wash King Laundry Site – Operation and Maintenance Groundwater and Soil Vapor Extraction Treatment System
File No. 761/06037.RRD - Index No. 44081- Contract No. Y06106
Lakeshore Environmental, Inc.; Grand Haven; CCO No. 12, Increase \$13,400.00

Description and Justification

The purpose of this change order is to provide an additional two months of operation and maintenance of the groundwater treatment and the soil vapor extraction systems. The change includes a transition from the current contractor to the new contractor. The contractor will provide maintenance, sampling, and reporting. The work is needed to protect public health, safety, welfare and the environment and to comply with state environmental regulations.

Funding Source

100% Cleanup and Redevelopment Funds

Base Contract	\$144,060.00	Purpose of this contract is to provide two years of system operation and maintenance (O&M) of the groundwater pump, treatment and discharge system. Approved Director's Agenda – 03/27/2009
Change Order No. 1	\$94,359.00	100% Scope Change Approved Ad Board Agenda – 08/31/2007
Change Order No. 2	\$0.00	Contract Reallocation

Change Order No. 3	\$152,740.00	100% Scope Change Approved Ad Board Agenda – 05/06/2008
Change Order No. 4	\$26,500.00	100% Field Condition Approved Ad Board Agenda – 12/16/2008
Change Order No. 5	\$262,560.00	90% Scope Change 10% Field Condition Approved Ad Board Agenda – 12/01/2009
Change Order No. 6	\$0.00	Contract Extension
Change Order No. 7	\$213,755.00	100% Scope Change Approved Ad Board Agenda – 08/03/2010
Change Order No. 8	\$246,000.00	100% Scope Change Approved Ad Board Agenda – 05/17/2011
Change Order No. 9	\$326,555.00	100% Scope Change Approved Ad Board Agenda – 03/06/2012
Change Order No. 10	\$101,500.00	100% Scope Change Approved Ad Board Agenda – 05/20/2014
Change Order No. 11	\$59,000.00	100% Scope Change Approved Ad Board Agenda – 10/3/2014
Change Order No. 12	\$13,400.00	100% Scope Change See Justification Above
Total Contract	\$1,640,429.00	

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

8. DEPARTMENT OF STATE, ATLANTA - Addendum No. 1 to Lease No. 10078-2008 approved by the State Administrative Board on April 21, 2009, by and between Charles R. Otto, Joel H. Otto, Ronald W. Pore, a Co-partnership, d/b/a A.I.G., LLC, and subsequently assumed by Joel H. Otto and Wendy G. Otto, a Co-partnership, d/b/a A.I.G., LLC, and the State of Michigan by the Department of Technology, Management & Budget for the Department of State, as Lessee, for 793 square feet of space located at 12519 State Street, Atlanta, Michigan, 49709. This Addendum provides for one 10-year renewal and one 5-year renewal option. The annual per square foot rental rate for the 10-year renewal for this space will be \$6.05 (\$399.80 per month). This Addendum contains one 5-year renewal option with an annual per square foot rental rate of \$7.56 (\$499.59 per month). This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the April 30, 2024, or any extension. This Lease contains a Standard cancellation

clause with 90-days' notice. The Attorney General has approved this Addendum as to legal form.

Purpose/Business Case:

The purpose of this Addendum is to add two renewal options to the existing Lease so the Department may remain in their current location at a fair market rate.

Benefit:

This Addendum would allow the Department to continue use of its current location. Remaining at this location would allow the Department to provide continued service in Montmorency County.

Source of Funds:

26.3% General Fund; 73.7% Restricted Fund (TACF 60.4%; Auto Repair Facilities Fees 1.3%; Driver Fees 7.3%; Parking Ticket Court Fines 4.4%; Enhanced Driver License & Personal ID 0.3%

Commitment Level:

Ten years; however, this Addendum contains one 5-year renewal option and a Standard cancellation clause with 90-days' notice.

Risk Assessment:

Non-approval of this Addendum will hinder the Department from operating in Montmorency County as mandated by law. Non-approval of this Addendum would also have fiscal impact on the Department as it would be forced to incur additional moving and building expenses.

Zip Code:

49709

9. DEPARTMENT OF STATE, MOHAWK - Addendum No. 1 to Lease No. 10602 approved by the State Administrative Board on September 1, 1998, between James Trevethan as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of State, as Lessor, for 880 square feet of space located at 3616 Highway US 41, Mohawk, Michigan 49950. This Addendum provides for the Department to continue to operate and provide service in Keweenaw County at their current location. This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the Lease, or any extension. The annual per square foot rental rate for this space beginning January 28, 2014, is \$12.52 (\$918.13 per month). This Addendum contains one 5-year renewal option with an annual per square foot rental rate of \$13.90 (\$1,019.13 per month). These rates are within current fair market rate for this area. This Lease contains a Standard cancellation clause with 90-days' notice. The Attorney General has approved this Addendum as to legal form.

Purpose/Business Case:

The purpose of this Addendum is to add two renewal options to the existing Lease so the Department may remain in their current location at a fair market rate.

Benefit:

This Addendum would allow the Department to continue use of its current location. Remaining at this location would allow the Department to provide continued service in Keeweenaw County.

Source of Funds:

26.3% General Fund; 73.7% Restricted Fund (TACF 60.4%; Auto Repair Facilities Fees 1.3%; Driver Fees 7.3%; Parking Ticket Court Fines 4.4%; Enhanced Driver License & Personal ID 0.3%

Commitment Level:

Five years; however, this Addendum contains one 5-year renewal option and a Standard cancellation clause with 90-days' notice.

Risk Assessment:

Non-approval of this Addendum will hinder the Department from operating in Keweenaw County as mandated by law. This location is one of a very few commercial properties located in this service area that is suitable for commercial storefront use. Non-approval of this Addendum would also have fiscal impact on the Department, as it would be forced to incur additional moving and building expenses.

Zip Code:

49950

SUPPLEMENTAL AGENDA

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

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AWARD OF CONSTRUCTION CONTRACT

1. DEPARTMENT OF COMMUNITY HEALTH, CARO – Caro Center – Utility
Service Backup Generator
File No. 391/13193.DCS- Index No. 40000 - Contract No. Y15123
Recommended Responsive Proposal: William F. Nelson Electric, Inc., Saginaw;
\$1,804,000.00

Description and Justification

The purpose of this contract is to install an automatic backup electrical generator system to serve the entire Caro Regional Mental Health Center. This project will replace the multiple existing backup generators, and will also provide a safe and more secure electrical service to meet the requirements of the staff and patients, while reducing costly maintenance. The work also includes the installation of a new automated primary electrical switchgear and primary cable replacement that is needed to implement an automatic transfer system.

Funding Source

100% Agency Operating Funds